





McEwan Fraser Legal

Solicitors & Estate Agents

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MOTHERWELL, NORTH LANARKSHIRE, ML1 3WE











MOTHERWELL

The large and bustling town of Motherwell (Scots: Mitherwall,) in North Lanarkshire, with its population of approximately 59,000 (shared with Wishaw) has come a long way from simply being the steel producing powerhouse of Scotland.

Today with its state of the art Motherwell College and it's well-renowned schools, it's a great place to call home.

The home is within popular school catchments and enjoys a central position in the town with excellent amenities nearby. The town of Motherwell provides excellent shopping facilities, sports facilities, pubs, restaurants, bistros, as well as regular bus and train services to the surrounding towns and cities. For those commuting by car, there is excellent access both north and south via the M74 and M8 motorways.





McEwan Fraser Legal are delighted to offer to the market this three bedroom, semi-detached villa which is presented to the market in fantastic order throughout. This property offers comfortable accommodation and would make for a fantastic first-time buy, family home or even sound Buy-To-Let investment.

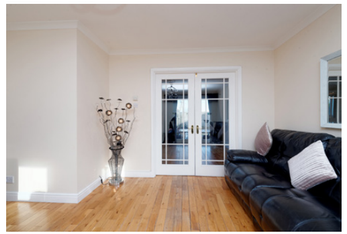
Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout. Accessing the home through the entrance vestibule, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family.

Internally, the ground floor of the accommodation consists of an entrance vestibule with WC, a bright and spacious lounge with large double glazed window to the front. Off the lounge, lies the dining area which has ample room for a large sized table and chairs for more formal dining. From within this area, access can be granted to both the modern fitted kitchen and rear garden grounds. The kitchen itself is modern with a selection of wall and base mounted units with ample worktop space that is sure to appeal to any aspiring chef.



LOUNGE







KITCHEN



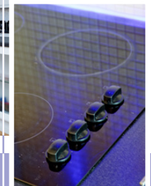


















GARAGE CONVERSION

On the upper level, the bright landing gives access to the family bathroom which consists of a white three piece suite with shower over bath, and three double bedrooms with master en-suite. The aspect being bedroom one front facing with the master and bedroom three facing the rear garden. This completes the accommodation internally.

The exterior of the property mirrors the excellent condition of the interior and is complemented with well-tended gardens to both the front and rear with ample parking at the front and a private patio and decked area to the rear. This area is both low maintenance and child secure. The garage has also been converted, creating a space which could be utilised as a gym, mancave or even to give older children some independence.

The property is in true walk-in condition, with real wood flooring fitted throughout and contrasting wall colourings and decor and further benefits from ample storage, gas central heating, double glazing and off-street parking.

It is only after close inspection will buyers fully appreciate this impressive property and therefore viewing is highly recommended at the earliest opportunity.





BEDROOMS, EN-SUITE & BATHROOM



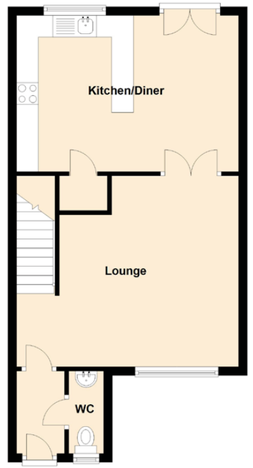


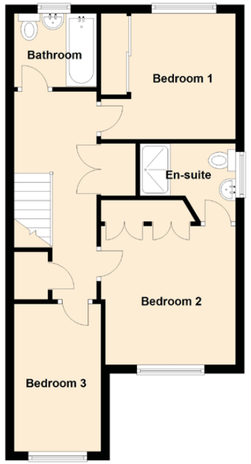







FLOOR PLAN
DIMENSIONS
LOCATION



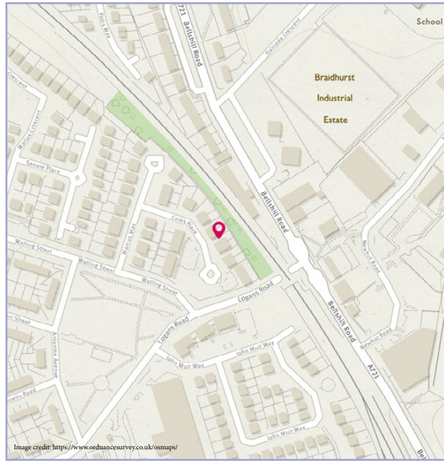


Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 4.40m (14'5")
Kitchen/Diner	5.10m (16'9") x 3.60m (11'10")
Bedroom 1	3.10m (10'2") x 2.90m (9'6")
Bedroom 2	3.10m (10'2") x 3.10m (10'2")
En-suite	2.20m (7'3") x 1.80m (5'11")
Bedroom 3	3.40m (11'2") x 2.10m (6'11")
Bathroom	1.90m (6'3") x 1.70m (5'7")
WC	1.90m (6'3") x 0.80m (2'7")

Gross internal floor area (m²) - 89m²

EPC Rating - C









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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



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